

Immanuel Congregational Church

A Member of the Greater Hartford Interfaith Action Alliance (GHIAA)

Written Testimony: Connecticut General Assembly Housing Committee

RE: Support of SB 4, An Act Concerning Connecticut's Present and Future Housing Needs

February 26, 2023

Dear Representative Luxenberg, Senator Moore, and members of the Housing Committee:

We are writing from Immanuel Congregational Church, a member of the Greater Hartford Interfaith Action Alliance (GHIAA). GHIAA is a network of over 50 diverse congregations across the theological spectrum working together for justice.

Immanuel Congregational Church is a member of the Greater Hartford Interfaith Action Alliance (GHIAA), a broad-based organization of 50 faith institutions working together on this issue. We are writing in support of a rent cap and in support of SB 4, and, in particular, the portion on rent caps with amendments to better protect tenants.

- A rent cap of no more than 3%
- Coverage in between tenants, so landlords can't push out tenants to increase rent
- Expand good cause eviction protections so tenants have security in their homes and can't be evicted

Connecticut's Legislature should support this bill because it is the right and just thing to do, but it is also the smart thing to do for CT. So many of the people suffering massive rent increases are doing so at the hands of out of state investors and owners. Failing to address this crisis will not only hurt our residents, but it will weaken our state.

We strongly support a rent cap, but SB 4 would be stronger with the following changes:

- The cap should be lower— we suggest 3%. This tracks pre-pandemic average rent increases and would be affordable and predictable to tenants.
- It should cover apartments in between tenants so landlords can't push out tenants to increase the rent.
- It should expand good cause eviction protections to cover all tenants, so they have greater stability in their homes.

Sincerely,

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